

**FREMONT PLANNING BOARD**

**July 26, 2006**

**Meeting Minutes**

**Approved August 9, 2006**

Present: Chairman Larry Stilwell, Selectmen's Rep. Peter Bolduc, Member and CC Rep. Jack Karcz, Alternates Roger Barham, Dan Daley and Scott Boisvert RPC Circuit Rider David West, Building Official Thom Roy and Land Use AA Meredith Bolduc.

Also present: Shawn Senter

Mr. Stilwell called the meeting to order at 7:30 pm and appointed Alternates Barham, Boisvert and Daley as voting members of the Board for tonight's meeting.

**FUTURE LAND USE**

At 7:30 pm Mr. West showed a PowerPoint presentation relative to open space subdivision. This included illustrations of several subdivision projects of various sizes using the open space concept and a diagram of what each one would have looked like using the conventional subdivision standards. He also showed a model ordinance prepared by Rockingham Planning Commission. This ordinance included base ideas of decreased lot sizes, lot count, density bonuses and less cost of development. The lot count was discussed and Mr. West explained that the lot count would be the same with an open space subdivision as with a conventional one. The conservation easement inclusive of the open space development was discussed as was the design concept for each manner of subdivision.

It was agreed to discuss future land use at the next meeting.

**VISIONING CHAPTER OF THE MASTER PLAN**

**PUBLIC HEARING**

Mr. Stilwell opened this Public Hearing at 8:00pm and read the Public Notice as follows:

*In accordance with RSA 676:2-5 and 676:6, you are hereby notified of a Public Hearing to be held on Wednesday July 26, 2006 at 8:00 p.m. in the Land Use Meeting Room at the Fremont Town Hall concerning the addition of a proposed Visioning Chapter to the Fremont Master Plan.*

*A second Public Hearing, if needed, will be held at 8:00 p.m. on Wednesday August 9, 2006.*

*The full text of this proposed chapter is posted and available at the Fremont Town Hall during regular business hours.*

*On June 22, 2006 this notice was posted at the Fremont Post Office, Fremont Town Hall, Fremont Library and was also noticed in the July 14, 2006 edition of the Rockingham News.*

Mr. Stilwell stated that The Visioning Chapter of the Master Plan is the document that came out of last years

visioning sessions with the public as they determined what they wanted Fremont to become.

The Fremont Vision Chapter Draft include;

Fremont Vision

Chapter I: Fremont Visioning Sessions, Vision for Fremont's Future Land Use, Possible Zoning Districts for Fremont, How to Proceed with Zoning Districts,

Chapter II: Input from the Conservation Commission and Open Space Committee, Goals from the Fremont Conservation Commission, Methods of Achieving these stated goals

Chapter III Community Goals from 1998 Fremont Master Plan, Discussion, Conclusion

Chapter IV Smart Growth and Regional Planning Principles, Sustainability, Livability, Mobility

Mr. Stilwell stated that Mr. West had passed out copies of the Visioning Chapter document to the Members at a previous meeting. Several Members of the Board voiced the need for additional time to get more familiar with the document and agreed that this Public Hearing should be continued. Mrs. Bolduc noted that a second Hearing, if it was necessary due to changes, was noticed for 8:00 pm on August 9, 2006.

With little more discussion, Mr. Karcz made the motion to continue this Public Hearing to 8 pm on August 9, 2006.

Motion seconded by Mr. Bolduc with unanimous favorable vote.

COOPER'S CORNER

Map 3 Lot 037-1

PUBLIC HEARING

Site Plan Review Amendment

Present: Applicant John Wilder, Brian Desfosses with Eric Mitchell & Associates, Danielle and Grant Houle

Mr. Stilwell opened this Public Hearing at 8:20 pm and read the public notice as follows:

*You are hereby notified of a Public Hearing to be held on July 26, 2006 at 8:00 p.m. at the Fremont Town Hall concerning an amendment to an existing Site Plan Review for Cooper's Corner.*

*The applicant proposes to construct a second driveway entrance, larger side walk with a roof overhang, revisions to the septic plan, leach bed, parking layout, drainage, utility layout and architectural design as well as the addition of a 10' x 10' salt shed, at the site located at 326 Main Street, Map 3 Lot 037-1.*

It was noted that this hearing was noticed on July 7, 2006 at the Fremont Post Office and Fremont Town Hall and in the July 14, 2006 edition of the Rockingham News. The applicant and all abutters were notified via certified mail on July 7, 2006 and all returns have been received except for that of Cooper's Corner and abutters Regina Phillips, Donald Hendrix.

Mr. Stilwell stated that the Board has received a July 26, 2006 correspondence from Town Engineer Bill Rollins of Vollmer Associates stating that he has reviewed the March 26, 2006 plan for Map 3 Lot 037-1 prepared by E.C. Mitchell Associates and from an engineering standpoint there are no substantial changes. Mr. Rollins added that some of the catch basins have been relocated as a result of the new septic design, but the original design intent remains intact and he has no concerns. The same plan, # 5-9804SITE drawn by Eric C. Mitchell & Associates, Inc., with no revisions, was submitted to the Planning Board with the application for Site Plan Review Amendment. Note #1 on the plan states that the purpose of this plan is to show on lot 37-1;

1. An existing 2,844 sf Building (Unit 1)

2. A proposed 20,616 sf Building (Units 14-19)

3. A proposed 10,338 sf Building (Units 20-22) and associated parking and drainage

All units to be served by on-site community water system and on-site septic.

The plan set included an Existing Conditions Plan, Site Plan, Grading Plan, Utility Plan, Landscape and Lighting Plan, Landscape Details, Leach Bed-5 Enviro-Septic Leaching System Design and an Overview Septic Plan and Detail Sheet.

Comment sheets were received from the following:

1. Health Officer; *No problem*
2. Fire Chief: *No gas grills under roof overhang. If long driveway allow for fire equipment turn around.*
3. Conservation Commission: *Conservation Commission requests that the salt shed have a concrete pad with containment wall.*

This evening Mr. Desfosses submitted to the Board a different plan with the same plan number, but dated July 24, 2006. This was a modification of the March 26, 2006 plan submitted with the application. He also presented an architectural rendering of the buildings and, using sheet 3 of the plan set, explained the uses of each unit. He stated that they are not seeking a change in use, although the building designs have changed. Mr. Desfosses stated that they are seeking to be allowed a second access to the site, one large leach field instead of 2 small ones, a larger side walk with a roof overhang, change in the parking layout by adding parking spaces, relocation of the catch basin, addition of one drive-through lane and one 10' x10' salt shed. He stated that he is still waiting for the State Septic Design Approval.

Mr. Roy stated that the covered walkway should be code compliant Mr. Wilder agreed that it would be. In answer to questions by Mr. Roy, Mr. Wilder stated that the covered walkway would not be a balcony of any sort. There was a question of whether there needs to be a Zoning Variance for the shed location. Mr. Bolduc stated that it is his opinion that the shed is compliant as it is 30' from the lot line. After some discussion, the Board agreed that no Variance is necessary.

Mr. West noted the substantial change to the architectural design, stating that the plan has gone from a nice village appearance to the look of a strip mall, which was not at all what was approved. Mr. Bolduc stated that it is disappointing to see the buildings without the cupolas and facades that were originally approved and he felt that this is a significant change to what was proposed. Mr. Wilder stated that, in order to make his numbers work with the addition of the covered walk, it was necessary to make some modifications. Mr. Wilder stated that he could not market the approved design. There was a discussion relative to the original village-effect design with an open walkway vs a strip mall appearance with a covered walkway. The buildings color and jogs were also discussed.

Mr. Stilwell stated that this was not the plan that was submitted with the application and there was a lengthy discussion relative to the fact that the new design differs significantly from the approved design and the plan that was submitted with this Site Plan Review Amendment application. It was also noted that the submitted plan was the one on which the Health Officer, Fire Chief and Conservation Commission based their comments and the Town Engineer based his report.

Mr. Desfosses requested conditional approval to which the Board was not receptive. Mr. Desfosses stated that he can rework some of the architectural renderings of the buildings to try to make it more desirable for the Board.

Mr. West stated that he has not reviewed the plan because he thought this was just an elevation change, but that he will review it without delay.

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Mr. Karcz made the motion to continue this Public Hearing to 8:00 pm on August 16, 2006 to allow time for Mr. West to review the plan and for the applicant to further modify the architectural design of the project buildings. Motion seconded by Mr. Bolduc with unanimous favorable vote.

## COOPERAGE FOREST

Map 3 Lot 037 & 54-1

The Board received a July 17, 2006 bond reduction estimate for Cooperage Forest from Town Engineer Bill Rollins of Vollmer Associates. This reduction was requested by the project manager John Wilder. Mr. Rollins related that the recommended reduction is based on the work he found to be completed to his satisfaction during a July 12, 2006 site visit. He recommended a total bond reduction of \$284,522. The following is the breakdown of his recommended reduction:

1. Rt 107, offsite, from existing bond amount of \$17,096 to \$10,000 = reduction amount of \$7,096
2. Spaulding Road 1460 feet, sta 0+15 to 14+75 from existing bond amount of \$60,296 to \$52,510 = reduction of \$7,786
3. Spaulding Road 2125 feet, sta 14+75 to 36+00 from existing bond amount of \$114,654 to \$113,642 = reduction of \$1,012
4. Frost Lane 2180 feet, sta 0+015 to 21+95 from existing bond amount of \$381,647 to \$120,660 = reduction of \$260,987
5. Beede Hill Road, offsite, from existing bond amount of \$9,551 to \$1,910 = reduction of \$7,641

The Board received a copy of a July 25, 2006 correspondence from Heidi Carlson in the Selectmen's office to John Wilder advising him that the Town has received notification of outstanding engineering fees owed to Vollmer Engineering and that engineering review and construction services will stop until they are paid.

After careful consideration Mr. Boisvert made the motion to recommend to the Selectmen the bond reduction as recommended by Mr. Rollins of Vollmer Associates pending the payment of all outstanding engineering fees. Motion seconded by Mr. Karcz with unanimous favorable vote.

## FREMONT STORAGE

GRANT AND DANIELLE HOULE AND JAMIE BREEN

Map 3 Lot 166

Present: Danielle and Grant Houle

Mr. & Mrs. Houle met with the Board and presented a Declaration of Intended Use document relative to their pet grooming business which will occupy the space of the former upholstering business in the front building of the Fremont Storage Facility on Rt 107. This is the document that the Planning Board agreed would suffice as an alternative to Site Plan Review for the business.

The Board reviewed the document which contained the extent of this pet grooming business, water use and discharge, hours of operation, traffic and emergency access and distance to fire and police complex. Mr. Houle

stated that the 30" x 72" sign "Dee's Cat and K9 Design " will be located flat against the building, in front of their leased space, to conform to the other tenants sign. He stated that there will be no overnight pet stays or boarding and agreed that there will be no offsite noise or pollutant nuisance. Mr. Roy suggested that the Declaration of

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Intended Use document reference “The provisions of RSA 676:17 shall be applicable to include a fine or penalty of \$275.00 per day upon written notice from the Building Official of violations of any provisions of the approved plan or conditions thereof.”

Mr. Bolduc made the motion to approve the Declaration of Intended Use as amended.  
Motion seconded by Mr. Karcz with unanimous favorable vote.

The amended document will contain the notarized signatures of the applicants and Planning Board Chairman, and be recorded at the Rockingham Registry of Deeds.

CURRIER, William & Joanne  
Map 1 Lot 048

The Board received a notice of a ZBA Public Hearing for William & Joanne Currier relative to requests for Special Exceptions from Fremont Zoning Article IX Section H for proposed Map 1 Lot 048.6 to allow the construction of a proposed driveway closer than one hundred (100) feet to a wetland/watershed protection area; and proposed Map 1 Lots 048-4, 048-6 and 048-7 to allow the proposed placement of a well for each lot, including associated drainage, closer than one hundred (100') feet to a wetlands/watershed protection area.

The Board received a correspondence from Mr. & Mrs. Currier requesting a written referral from the Planning Board to the Zoning Board of Adjustment as per Fremont Zoning Article IX Section H. Attached was plan #1253-2 drawn by Blaisdell Survey dated June 9, 2006. A letter of referral stating that the proposed use does not conform to the Fremont Zoning Regulations was drafted, approved by the members and signed by Mr. Stilwell.

PRECISION PLACEMENT MACHINES  
Map 3 Lot 037

Mr. Roy reported that Ron Follansbee of Precision Machines has contacted him relative to the construction of a building on his property. This property was part of the original Cooper's Corner Site Plan Review, but the property was subsequently subdivided off and is now a separate lot of record. There was a discussion relative to whether there needs to be an amendment to the current Site Plan Review for the construction of the new building. Mr. Roy noted that this is a small 11'x11' building. After some discussion it was agreed that any change or enlargement or expansion would trigger an amendment to the already approved Site Plan Review. Mr. Follansbee will be notified.

#### MINUTES

Mr. Stilwell noted that the minutes of the July 19, 2006 meeting will be addressed at the next meeting as there were not enough members present tonight who were at that meeting.

Mr. Karzc made the motion to adjourn at 9:55 pm.  
Motion seconded by Mr. Boisvert with unanimous favorable vote.

Respectfully submitted, Meredith Bolduc, Secretary